

CITY OF VANCOUVERSPECIAL COUNCIL - JANUARY 31ST, 1974PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Auditorium of the Kitsilano Secondary School, 2550 West 10th Avenue, on Thursday, January 31, 1974, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips (Arrived 8:05 p.m.)
Aldermen Bowers, Gibson, Harcourt,
Hardwick, Linnell, Marzari,
Massey, Rankin & Volrich.

ABSENT: Alderman Pendakur (Leave of Absence)

CLERK TO THE COUNCIL: M. James

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Marzari in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY.

Interim Zoning in Kitsilano Area

An application dated November 29, 1973, was received from the Director of Planning to rezone all existing RM-3 Multiple Dwelling District zoned lands in the area bounded generally by Highbury Street, 16th Avenue, Burrard Street and English Bay to RM-3A Multiple Dwelling District. The application is recommended by the Technical Planning Board and the Vancouver City Planning Commission which also recommends that it be reviewed after a trial period of 18 months from date of implementation.

The Director of Planning explained to those in attendance that the area involved in the rezoning is about 160 acres which are presently zoned for medium density multiple use. He further explained that this rezoning is intended to be temporary and that it would be reviewed at a later date. The Director of Planning also noted and commented on the Council instruction to inaugurate a Local Area Planning Program in the Kitsilano area.

MOVED by Ald. Volrich,

THAT the meeting be opened for questions to the Director of Planning at this time.

- CARRIED UNANIMOUSLY.

The Director of Planning answered questions from various citizens with respect to certain matters of rezoning in the area.

DELEGATIONS

- (1) Kitsilano Area Resources Association
(KARA) - Maggie Camfield

Stated that City Council is offering the residents of Kitsilano a choice between highrises and low-rises. She felt that 3-storey

cont'd.....

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DELEGATIONS (cont'd.)

- (1) Kitsilano Area Resources Association
(KARA) - Maggie Camfield (cont'd.)

apartments were not the answer but that single family dwellings should be encouraged to remain which would afford people with families a greater opportunity for proper accommodation. Requested that Council defer any consideration until citizens in the Kitsilano area can have a say in the development of Kitsilano.

- (2) Mr. Harold Kidd, Past President, Kitsilano
Ratepayers Association - 1926 East 4th Avenue

Filed brief and urged that Council leave the zoning regulations in Kitsilano as is presently zoned.

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The Mayor arrived at this point in the meeting
at which time he took the Chair.

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- (3) Mr. G.F. Moul, President, Kitsilano Ratepayers
Association - 2067 West 3rd Avenue

Spoke and filed brief against the down zoning of the Kitsilano area and summarized the position of the Ratepayers Association as follows:

- (a) Encourage the continuation of the single family dwelling provided it is adequately maintained.
- (b) Planning for the area is essential as more and more people are desirous of living within the area.
- (c) Certain areas of older type homes should be encouraged to redevelop.
- (d) The possibility of controlled development of medium rise structures would effectively control population growth and provide the majority of residents of the area with a better view potential.

- (4) Mr. Carl Lehan - Homeowner

Advised Council that he had been a resident of Kitsilano for 22 years. Wishes to preserve this area as a single family area. Is against highrises.

- (5) Mr. Herman Wiebe - Greater Vancouver
Real Estate Board - 1101 West Broadway

Filed brief and spoke against the down zoning of the Kitsilano area. Opposed to the rezoning proposals for Kitsilano, as no alternative areas for multiple dwelling is offered to meet the need for additional housing. This area is part of the Inner City and should not have lower suburban densities imposed.

- (6) Mr. Frank Hyde - Homeowner -
3421 West 10th Avenue

Advised Council that he had lived in the Kitsilano area for 24 years. Spoke in favour of the down zoning.

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DELEGATIONS (cont'd.)

(7) Mr. T. Hinkle - Resident

Spoke representing his family. Made general comments.

(8) Jean McIsaac, West Broadway
Citizens Committee

Introduced Mr. Donald Gutstein, who spoke on behalf of the West Broadway Citizens Committee and submitted a petition with 2,387 signatures. He spoke against the changing of the Kitsilano area and felt that development must be cut back and that highrises should be banned. Showed slides on the tactics which developers use to obtain land. Supported the down zoning of Kitsilano and supported the Local Area Planning.

(9) Mr. Jacques Khouri - Homeowner

Spoke in favour of a complete ban on highrises in the Kitsilano area. Referred to report by the Planning Department. Felt that if highrises were allowed, there would be no accommodation for the low income people.

(10) Mr. David Ley - #206, 2464 West 2nd Avenue

Spoke and filed a brief signed by himself, Alan R. Beer, 2435 West 2nd Avenue, and Sandra Aldred, #205, 1750 West 13th Avenue. Spoke in favour of the down zoning. Stated that it was a necessary first step in the local area planning.

(11) Daphne Mennell - Homeowner

Made general comments. In favour of keeping the Kitsilano community alive.

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The Council recessed at approximately 9:10 p.m.
and reconvened at approximately 9:25 p.m. with
the same members of Council present.

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Delegations (cont'd.)

(12) Beth Mares - Kitsilano Area Child Care Society

Spoke in support of the down zoning. Hoped that Council would do this without delay.

(13) Mr. Norval Nelson - Homeowner -
3847 West 11th Avenue

Advised that he was a resident of the West Point Grey area but the residents in that area are as equally concerned as the residents in Kitsilano. Speaking for Section "E" on the map. Supported down zoning. Hoped that the Vancouver City Council were of a higher calibre than that of the Council in West Vancouver which allowed the highrises on the waterfront.

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DELEGATIONS (cont'd.)

(14) Mr. Adrian Stott - Tenant

Advised Council that he did not agree with the developments taking place in Kitsilano. Felt that three-storey apartments were very poorly constructed. Felt that in addition to down zoning, no more demolition of old houses should be allowed.

(15) Mr. Larry Haberlin - Kitsilano
Neighbourhood House

Supported the interim down zoning of Kitsilano until consideration could be given by the Local Area Council. Requested time for people to decide what it is they want. Urged that the Vancouver City Council give the people of Kitsilano a chance through a local area planning process.

(16) Mr. Sean McEwen - Resident

Advised Council that he had lived in the Kitsilano area all his life. No highrises, no walkups, until a program can be drawn up to plan the Kitsilano area.

(17) Mr. Greg Allan - Ottawa Citizens Committee

General comments. Referred to Federal programs available to fund local area planning etc.

(18) Mr. Thomas Alden - Citizens
Council on Civic Development

Supported the interim down zoning in Kitsilano and spoke on need for a planning program in Kitsilano involving the neighbourhood in a continuous way.

(19) Mr. Carl Schmidt - 2750 West 2nd Avenue -
Homeowner

Supports down zoning in Kitsilano.

(20) Mr. Nigel Nixon - 3738 West 15th Avenue

Advised Council that he was a resident of the Pt. Grey area but was speaking as a resident of Vancouver. Against highrises in Kitsilano. Supports the down zoning.

(21) Mrs. Daphne Solecki - 3672 West 1st Avenue -
President, Bayview Home & School Association

Spoke and submitted a brief in support of the down zoning in Kitsilano. Opposed to highrises. Supported citizen involvement in planning.

(22) Mr. Ron Johnson - Vancouver
Burrard N.D.P. Association

Opposed specifically the two proposed highrises at 3rd and Balsam and 7th and Maple. He felt that neighbourhoods should be planned by the people that live in them. Supported the down zoning. Spoke on the matter of land speculation and profiteering.

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DELEGATIONS (cont'd.)

- (23) Mr. A.G. MacLeod - 2400 West 13th Avenue - Resident

Supported the down zoning. Requested that there be a local citizens planning committee to work in co-operation with the City Planning committee.

- (24) Mr. J. Hunden - 6960 Victoria Drive

Stated he was not a resident of the Kitsilano area but felt that the whole of Vancouver should be considered with respect to the quality of housing, not just one area such as Kitsilano. Referred to pressure of population and need for housing.

- (25) Mr. O. Kuys - Greater Vancouver Apartment Owners Association

Filed brief and advised Council that the vacancy rate in the City is now 0.2% but should be a minimum of 3% for optimum benefit to the tenant. Urged that the proposals of the Planning Department should be accepted as from professionals and that the citizens should not try and do their own planning. Referred to Planning Department's quarterly report which warned that the increase in employment in the City should be matched with increase in housing or implement rapid transit to reduce the pressure on existing housing stock.

- (26) Mr. A. DeYong - Homeowner & Business man in Kitsilano

Made general comments.

- (27) Margaret Chunn

Spoke on behalf of Kitsilano citizens on the question of rezoning in the area. Stated that most of them were homeowners who wished to live in the area because of the openness. Opposed to highrises.

- (28) Mr. Robin West - Resident

Opposed to highrises. Felt that highrises had a sterilizing effect on people.

- (29) Mr. Ray Barker - 2244 West 6th Avenue

Felt that there should be control over proposed program in the Kitsilano area.

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At this time, the Mayor called for further speakers. None responded.
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MOVED by Ald. Harcourt,
THAT the application of the Director of Planning dated November 29, 1973, be approved and, after adequate consultation with the local citizens, the Director of Planning report back within twelve months on further recommended rezoning in the area.

- CARRIED UNANIMOUSLY.

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MOVED by Ald. Linnell,
 THAT the Committee rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
 SECONDED by Ald. Hardwick,

THAT the Committee's report be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY.

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The Council adjourned at approximately 10:45 p.m.

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The foregoing are Minutes of the Special Council (Public Hearing) meeting of January 31, 1974, adopted by Council on February 19, 1974.

A. Phillips
 MAYOR

E. N. Little
 CITY CLERK